

CYPRESS PINES PROPERTY OWNERS' ASSOCIATION, INC.
CPPOAI

MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS
Thursday, April 28, 2022

The meeting of the Board of Directors was held on Thursday, April 28, 2022, at 6:00 p.m. as set forth in the notice of the meeting as such time and is attached to the minutes of this meeting. Notice of meeting was posted on the bulletin board located in the mail house more than 48 hours prior to this meeting.

Board Members Present: John Thistle, Phil Dent, Dixie Burrell, Paula Carnell, Jan Locke, and by phone Linda Lofink. (Those not present: Laurel Ciprari and Diana Benoit.) A quorum was present.

- COMMENTS FROM THE PRESIDENT: John T. welcomed all homeowners. John T, commented on the fact that it is difficult to find volunteers for all the committees that we have in place. He would encourage board members to talk to community members about filling the committees.
- COMMENTS/QUESTIONS FROM THE VISITORS: No comments or questions.
- Approval of the Agenda – Phil D. made the motion of approve the agenda; Paula C seconded. Motion passed.
- Approval of the Board Meeting Minutes (March 28, 2022) – Paula C made the motion to approve the minutes: Jan Locke seconded. Motion passed,
- Approval of Treasury Report as Presented – Discussion of Common Area Maintenance as a line item is defined as Street and Maintenance. Jan L. asked Linda if she had received reimbursement forms from her. Linda had not received forms so Jan L. resending them. Paula C mad the motion to approve the Treasury Report as presented; Phil D. seconded.

CPPOAI – 3/31/2022 BALANCE SHEET

ASSETS

Current Assets

Checking/Savings

OPERATING BANK ACCOUNTS

ACHIEVA Operating 18506162	5,979.37
CASH BB&T MONEY MARKET	40,065.71
CASH BB&T OPERATING	44,001.07
TOTAL OPERATING BANK ACCOUNTS	90,046.15

RESERVE BANK ACCOUNTS

ACHIEVE Money Mkt 1850616S74	147,954.84
CD ACHIEVA .399% 12.22.22	81,389.37

TOTAL RESERVE BANK ACCOUNTS	<u>229,344.21</u>
Total Checking/Savings	319,390.36
Other Current Assets	
12000 – Undeposited Funds	<u>660.00</u>
Total Other Current Assets	<u>660.00</u>
Total Current Assets	<u>320,050.36</u>
TOTAL ASSETS	<u><u>320,050.36</u></u>

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

DUE TO MAJESTIC MAILHOUSE RETAX

RESERVE ACCOUNTS

Drainage reserve **91,866.10**

Road Resealing Reserve **25,000.00**

Roads Reserve **111,838.00**

Total RESERVE ACCOUNTS **228,704.10**

Total Other Current Liabilities **229,370.70**

Total Current Liabilities **229,370.70**

TOTAL LIABILITIES **229,370.70**

Equity

32000 – Retained Earnings **83,460.92**

Net Income **7,218.74**

Total Equity **90,679.66**

TOTAL LIABILITIES AND EQUITY **320,050.36**

ACTION ITEMS

1. Approval of Survey Study Cost. Statement of Work presented by John T. Engineering study will not be done until November or December and waiting for a firm bid by company. The study will be done on our private property. Study will not involve field belonging to Kings Greens. Paula C made a motion to approve the Statement of Work; Jan L seconded.
2. Parking involving the Kings Greens field was discussed. It is private property that is posted as No Parking. It is to be discussed by the Kings Green Board as to their policy on any approved parking on the field as it remains undeveloped. CPPOAI board will support whatever their rule state concerning the parking issue. Their decision will be discussed at next meeting.

3. Resolution/vote on KG renewal violations. The renewal committee reports there are eleven violations for rental agreements. Phil D has report that there is only one violation and that all other leases are compliant as reported by their management company, Linda L suggested that Laurel C, Phil D., and Allison have a meeting and resolve the differences in the two reports. Phil D commented that Kings Green Board approves all resale and rentals and CPPOAI has a committee approve theirs.
4. The issue of rights and responsibilities with regard to the easements along the entrance to the CPPOAI property and along the roads leading up to the private roads has been addressed by our attorney previously. It is believed that Jim Bartell has the report and John T will talk to him about it.

OLD BUSINESS

1. Road Seal Coating has been completed and only minor issues occurred. John T wishes to thank all the volunteers who helped with the processed. They are very much appreciated. There is a disagreement about the total cost of the job. Our attorney is addressing the issue and DG Pavements Solutions agrees to honor the decision of our attorney concerning the total cost.
2. \$2500 must be paid to Cypress Pines on the Olesky property before the closing date. Phil Koenig is the chairman of the Compliance Committee; Doris Moore and Joan Ross are the other members. Larry Adelsperger I has requested a meeting with the committee concerning his fine of \$2500. John T is trying to arrange a meeting within the next week. If they cannot meet may have to forgive fine. The paperwork for that property is now completed and up to date.
3. Thompkins Contracting will start review for the agreed \$51,607.88. Dixie B is to scan the contract and send it to all board members.
4. Mail house rocks are still being hit and moved by cars coming around corner. The asphalt is being broken down and damaging the Memorial Garden. John T has gotten prices on putting in bollards which are steel pipe filled with concrete placed two feet in ground and standing three feet above ground and painted safety yellow. The quote for these installed would be \$2600. It was moved to vote for approval. Vote to approve was a tie with an abstained vote . John T had another option for a breakaway post that would be less expensive. Motion for bollards was then rescinded.

NEW BUSINESS

1. A speed control committee was discussed, and the board felt that we have enough committees and trouble finding people for the committees, let's not create another one. We can hire an officer for a four-hour period to patrol circles and issue speeding tickets at a cost to the association. Also discussed was adding speed bumps. It was decided that the best alternative is to govern the area ourselves, talk to the offenders that are identified and hopefully they will in the future abide by the speed limit.
2. A discussion of new directories was defined to be the governing documents rather than a directory of residents. The new amendments are being filed with the state by our attorney and will then be incorporated into an up-to-date document.
3. The compliance committee was already addressed earlier in the meeting.
4. Phil D is keeping the web site current.
5. For the #4 action item involving attorney has already been addressed. Linda L requested John T to send monthly bills for his services.
6. Cypress Pines is interested in purchasing field on Petrucka Circle owned by Kings Greens. CPPOAI

Is asking Kings Greens for a purchase price on the property. Paula C made a motion to vote on whether the board is interested in purchasing the field and Dixie B seconded. The motion passed. The board is formally asking for a purchase price of the field from Kings Greens.

COMMITTEES

1. ARC – There is one request for the committee to approve an enclosure on Petrucka Circle. It will not be built until the fall.
2. Budget/Finance Dixie B was asked to submit reimbursement form for State filing and the document accompanying the filing. She agreed.
3. Compliance/Appeals – already discussed
4. Drainage – already discussed
5. Mail house – Diana B would like to thank all the volunteers who keep the mail house clean. They are doing a good job. There was a discussion about missing packages in the mail house and how we could better security. Cameras have been tried and proven to be expensive and ineffective. Adding bins or lockers would mean everyone has a key that resides here and if theft is local and not from outsiders would still not add security.
6. Rentals/Resales – There will be a report next meeting. Two residences coming up for sale.
7. Social – Committee had a meeting April 14. Welcome baskets are being delivered to new residents. Jan going to ask Laurel C for closing dates on properties, so committee knows to look for new arrivals. Linda L asked who was paying for baskets and Jan L told her the committee members. Market Day is going to continue throughout the year. Jill Edgar presented a craft project. Craft day will resume in September. The Garage Sale had 20 participants and positive feedback. Will try to have it earlier in year next year. Last Coffee Klatch of season on Saturday, April 30 from 9 to 10. Next meeting May 15, 2022.
8. Streets and Maintenance – Committee will present test of project w/cost and present to board at next meeting. Committee recommends the addition of a decorative light at entrance to Petrucka Circle. There is just a pole there and no light and it is dark. Electric company will place a decorative light matching the Lake Vista side light for \$50 a month added to electric bill. Paula made a motion to get a hard quote and if \$50 a month for decorative light then get it installed. Jan L seconded. Motion passed.
9. Violations – Diana B has been doing good job on violations. The violators are talked to as neighbors and explained the violations and offered help in solving the situation. A much friendlier approach to solving situations.

Motion to adjourn made by Paula and seconded by Phil.